



# To Let

## Retail Premises

9a Martin Terrace  
Pallion  
Sunderland  
SR4 6JD

- Suburban Lock Up Shop Unit
- Sales Shop 259 ft<sup>2</sup> (24 m<sup>2</sup>)
- Plus rear store 168 ft<sup>2</sup> (16 m<sup>2</sup>)
- Roller Shutters
- Rent Only £500 per month
- **Restriction against use as Gentleman's Barber**

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

### Location

Martin Terrace is a continuation of St Luke's Terrace which is the principal shopping area within Pallion serving a densely populated residential area.

### Description

The property is of single storey construction having been extended to full site depth. The premises would suit a variety of retail or offices uses subject to any necessary consent being obtained. **There will be a restriction against the use of the premises as a gentleman's barber.**

### Accommodation

The property briefly comprises as follows:-

|                     |                | ft2    | m2    |
|---------------------|----------------|--------|-------|
| <b>Ground Floor</b> |                |        |       |
| Sales Area          | Internal Width | 9'1"   | 2.77  |
|                     | Sales Depth    | 27'11" | 8.50  |
| Sales Area          |                | 259    | 24.06 |
| Kitchen/Store       |                | 168    | 15.61 |
| WC                  |                |        |       |

### Tenure

A new Lease is available at a commencing annual rental of **£6,000** (£500 per month) for a term of years to be agreed (minimum 2 years) on an effective Tenant Internal Repairing and Insuring basis subject to **3** yearly Rent Reviews. **A rental deposit will be required.** The tenant will be responsible for all utility costs (water and electricity). Buildings insurance will be invoiced on an annual basis.

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- [mario@lofthouseandpartners.co.uk](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable. **Please note the rent is not subject to VAT.**

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£3,750**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

**Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification**

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C4019

### EPC

Energy Rating E

### Agents Note

The directors of Lofthouse and Partners disclose a personal interest in this property.



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